



**OLD COBBLES**

£895,000

**Carter Jonas**

## OLD COBBLES PINCHINGTON LANE GREENHAM RG19 8SR

- Newbury town centre and mainline station 1.3 miles
- A34 and M4 2.6 miles
- Greenham Common and good facilities nearby

Entrance hall · ground floor shower room · dining room with open fire · impressive living room with log-box and bi-fold doors opening to the garden · kitchen with breakfast area · utility · 5 bedrooms including a principal ensuite · family bathroom · extensive second floor bonus loft room · generous gravel drive · double garage · wonderful gardens, patio and small swimming pool · Energy Rating D

### SITUATION

Old Cobbles is situated on the south-east side of Newbury town centre in a very convenient location being walkable to town centre facilities, mainline railway station and adjacent to Greenham Common, a vast open public space which is perfect for a range of recreational purposes. Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are well regarded schools for all age groups and Newbury College. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

### DESCRIPTION

This period detached house offers characterful and good quality accommodation. The front door opens to a welcoming porch entrance with a shower room aside before leading to the principal accommodation. There is a classic dining room with attractive bay window and open fire with tiled hearth and wood mantle. The hall then gives access to a long well-equipped kitchen with breakfast area which gives access and views over the garden.

**AN IMPRESSIVE AND CHARACTERFUL DETACHED FAMILY HOME IN A LEAFY DESIRABLE LOCATION, SET IN GENEROUS LEVEL GARDENS. THE PROPERTY OFFERS HIGH QUALITY SPACIOUS ACCOMMODATION OVER THREE FLOORS WITH 5 BEDROOMS, 3 BATHROOMS, PLENTY OF PARKING AND DOUBLE GARAGE.**



Off the kitchen there is a utility room with further access to the rear. A particular feature of the property is the impressive living room, a lovely space for family to gather with a log-box set in a black marble and pine surround. Bi-fold doors give direct access onto the patio and rear garden. Upstairs the feeling of character, light and space continues with 5 comfortable bedrooms, including a principal with ensuite and family bathroom. Turned staircases to the ground floor and up to a very useful second floor bonus loft room complete the accommodation.

### OUTSIDE

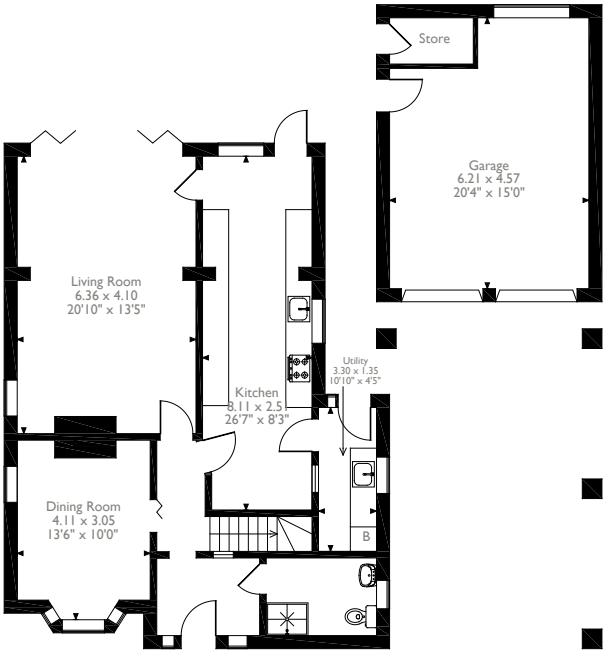
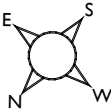
The house overlooks a leafy area of green, and a large gravel drive gives parking and access to a double garage. Before the garage there is an additional gated area of undercroft parking with access to the rear garden. The rear aspect is a treat for the eyes, a smart patio and well kept lawns look towards Greenham Common with a small neighbouring paddock and impressive wooded vista providing a glorious back drop. There are plants, shrubs and trees throughout the garden and around its borders giving good privacy. Tucked away to the right is a small well-kept pool giving the rare luxury of a dip during warm weather all to a south easterly aspect. A high quality garden room is located in the rear left-hand corner alongside a private seating spot sheltered by trees.

**Tenure:** Freehold

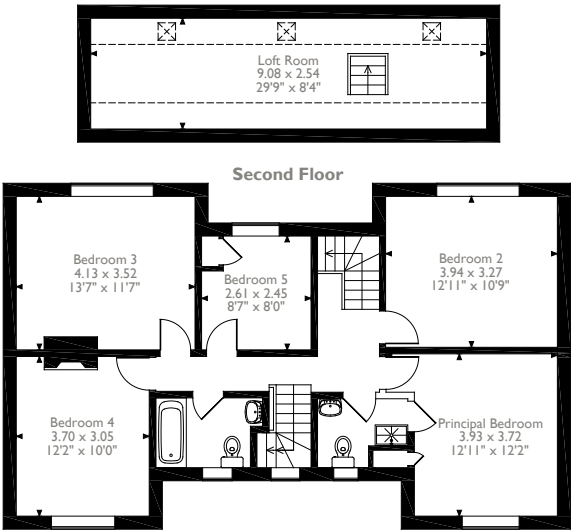
**Services:** Mains electricity, water and drainage, gas central heating



Old Cobbles, Pinchington Lane Greenham  
Approximate Gross Internal Area  
Main House = 183 Sq M/1970 Sq Ft  
Garage = 28 Sq M/301 Sq Ft  
Total = 211 Sq M/2271 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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